

**AGENDA**



**Recommendation for Council Action (CMD)**

Austin City Council	Item ID:	11200	Agenda Number	8.
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Meeting Date:	December 15, 2011
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Department:	Contract Management
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**Subject**

Authorize execution of a construction contract with TOLERO CONSTRUCTION, LLC, Austin, TX, for renovation work at Austin Energy's Town Lake Center, in an amount not to exceed \$403,613.

**Amount and Source of Funding**

Funding is available in the Fiscal Year 2011-2012 Capital Budget of Austin Energy.

**Fiscal Note**

A fiscal note is attached.

Purchasing Language:	Lowest responsive bid of four bids received.
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Prior Council Action:	
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For More Information:	Pat Alba 322-6066; Vince McGlone 322-6420; April Shaw 974-7141.
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Boards and Commission Action:	Recommended by the Electric Utility Commission.
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MBE / WBE:	This contract will be awarded in compliance with Chapter 2-9A of the City Code (Minority Owned and Women Owned Business Enterprise Procurement Program) through the achievements of Good Faith Efforts with 3.59% MBE and 0.00% WBE subcontractor participation.
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Related Items:	
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**Additional Backup Information**

Town Lake Center (TLC) has been owned and occupied since 1986 by Austin Energy (AE). It has served as the headquarters since that time housing professional and technical staff, support groups among AE shared services, and the AE customer service call center.

Proposed renovations include improvements to the fifth floor (approximately 15,885 square feet) including upgrading existing bathrooms to comply with ADA requirements, enclosing and ventilating copy centers to comply with LEED™ standards, realignment of fire sprinkler heads, demolition of some existing interior walls, construction of new drywall partitions, relocating existing doors, installation of new doors, millwork, carpet, paint and wall coverings. Updated seating is planned for common and waiting areas.

This will be a LEED™ certified interiors renovation project and will include the installation of energy efficient lighting and improvements to the HVAC system to meet LEED™ standards.

This project is part of an ongoing renovation of the five-story building located at 721 Barton Springs Rd. Future projects include roof replacement and security upgrades to the ground floor. Earlier projects included an upgrade to the fire suppression and alarm systems, repair of the heating, ventilation and air conditioning (HVAC) and energy management systems, and energy efficient lighting retrofits throughout the building. Additionally, earlier projects for specific areas included carpet replacement for the third floor Customer Call Center and installation of a 20-ton air conditioner for the TLC Data Center.

This project is located within the 78704 zip code and is being managed by Austin Energy.